

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
BUILDING CODES COMMITTEE

March 20, 2002
Maricopa Association of Governments Office
Palo Verde Room
Phoenix, Arizona

COMMITTEE MEMBERS

Tom Ewers, Acting Chairman, Maricopa County	Crystal Pearl, Mesa
Ken Sowers, Avondale	*Armando Rivas, Paradise Valley
Mike Tibbett, Carefree	Neil Burning, Peoria
Bob Lee, Cave Creek	* Unappointed, Phoenix
Alex Banachowski, Chandler	*Tim Wegner, Queen Creek
*Leon Manuel, El Mirage	Dave Potter, Scottsdale
* Unappointed, Fountain Hills	John Guenther, Surprise
*Ralph Vasquez, Gila Bend	Michael Williams, Tempe
*JoRene Deveau, Gila River Indian Community	Mario Rochin, Tolleson
Ben Cox for Ray Patten, Gilbert	* Skip Blunt, Wickenburg
* Deborah Mazoyer, Glendale	*Unappointed, Youngtown
* Steve Burger, Goodyear	Tom Ewers, Maricopa County
Chuck Ransom, Litchfield Park	Rus Brock, Home Builders Association

*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Anthony Floyd, Scottsdale	Amy Hoagberg, Kyocera Solar Inc.
Brian Gernet, APS	Casius McChesney, Pinnacle West Capital Corp
Charlie Gohman, Commerce Energy Office	Michael Neary, Arizona Solar Energy
Daniel Goodrich, SRP	Harry Wolfe, MAG

1. Call to Order

The meeting was called to order by Acting Chairman Tom Ewers at 2:07 p.m.

2. Approval of February 20, 2002 Meeting Minutes

Tom Ewers requested comments on the meeting minutes of February 20, 2002. Bob Lee commented

that it was Leon Manuel who requested that AZBO begin its review of the 2002 National Electrical Code. Tom Ewers pointed out that he had read a statement into the record in opposition of HB 2628 and he wanted that reflected. It was also noted that the next meeting of the MAG Building Codes Committee, noted in agenda item #18 was incorrectly stated as April 17, 2002. It should have said March 20, 2002. It was moved by Mario Rochin, seconded by Ben Cox and unanimously recommended to approve the meeting minutes of February 20, 2002 as amended.

A certificate of appreciation was read for John Guenther, outgoing Building Code Official for the City of Surprise. He was thanked for his contributions to the region in promoting the uniform adoption and enforcement of building codes.

3. Call to the Public

Tom Ewers asked members of the public and Committee members if they had any non-agenda items they wanted discussed.

Tom Ewers noted that Maricopa County's five year contract with the State for approval of manufactured housing was ready to expire. Gilbert and Mesa representatives noted that they didn't have an agreement with the State.

Anthony Floyd pointed out that a Valley Green Building Forum would be held on April 12, 2002. He said the forum had been planned by representatives from Phoenix, Surprise and Scottsdale.

4. HVAC System Requirements When Renovating School HVAC Systems Under the State School Board Facilities Program

At the February MAG Building Codes Committee meeting a representative of the City of Phoenix and the State Energy Office made a presentation on HVAC system requirements when renovating school HVAC systems under the State School Board. It was noted that the State is having problems meeting the current Mechanical Code requirements and that Phoenix staff has developed a compromise they want to share with other local jurisdictions. It was requested that the issue be brought back to the Building Codes Committee for consideration at its March meeting.

Ben Cox said that his group came up with the fact that an exception is already in the 2000 IMC and we didn't feel we could make a recommendation. He asked why have a resolution in support of a Code that has already been adopted.

Ben Cox said that he didn't have a concern if the design was based on a square foot allocation.

It was noted that Phoenix has taken 1/2 of the occupancy load and used that for the design standard. That however, may not work.

Bob Lee said that when we went from 5 to 15 cubic feet, people were asking why this was needed. The standard seemed of dubious value at the time.

'Bob Lee proposed a resolution, seconded by John Guenther, that stated, "The MAG Building Codes Committee recognizes that the exception to the International Mechanical Code section 403.3 may be used in evaluating the outdoor ventilation air requirements for schools." '

Ben Cox suggested that more research be conducted before a vote is taken. He said that the motion could have broader applications.

Dave Potter pointed out that if the system is at a maximum that the 1997 UMC provides an option to have windows opened or use mechanical air. He said that he saw no problem in using this kind of exception.

The motion carried by a vote of 7-6 with one abstention.

5. Review of Possible Enforcement Policies for the IRC Energy Chapter

Harry Wolfe reported that at the February 20, 2002 meeting of the MAG Building Codes Committee a discussion was undertaken regarding uniform enforcement policies of the IRC energy provisions in conjunction with code changes that address the climatic conditions of the valley. He noted that committee members recommended that the proposal regarding enforcement policies for the IRC Energy Chapter be brought back for consideration at the March meeting.

Bob Lee said that the proposal was drafted with the assistance of Anthony Flloyd. He said there was nothing new, but that the last bullet recognizes miscellaneous programs that meet the energy provisions of the IRC.

It was moved by Bob Lee, seconded by Ben Cox and recommended by a vote of 14-0 to adopt the proposal regarding enforcement policies for the IRC Energy Chapter.

6. Request for AZBO to Start the Review of the 2002 NEC for MAG 2002 National Electrical Code Amendments

It was moved by Mario Rochin, seconded by Ken Sowers and unanimously recommended that the MAG Building Codes Committee request that AZBO begin its review of the 2002 National Electrical Code for development of MAG 2002 National Electrical Code Amendments.

7. Status Report on Initiatives on Establishing a Common Permitting Process

John Guenther reported that Surprise had a web based application form for tract housing and that it would be undertaking a demonstration with Del Webb. It was noted that Maricopa County is also doing a demonstration with Del Webb.

8. Status of the Regional Plan Review Program

There was no new information to add on the Regional Plan Review Program. It was noted that the Group was still working with attorneys on the IGA language, but that all the involved entities were still participating in the program.

9. Status Report on Adopting of Building Codes

Harry Wolfe reported that earlier this year, the League of Arizona Cities and Towns distributed a survey statewide requesting information on what building codes had been adopted by each jurisdiction. He said that he updated the partial response to that survey based on input from members of the MAG Building Codes Committee; and that he would forward the updated information to the League.

10. Permit Requirements for Solar Photovoltaic (PV) installations

Anthony Floyd said that Scottsdale wanted to address the issue of Photovoltaic installations because of the increasing number of single family dwelling applications and inconsistencies within jurisdictions and around the valley. With an expected buy-down program from local utilities and renewed federal incentives in the near future, the industry anticipates a significant increase in PV permit applications across the valley. He said that since there is little jurisdictional experience in this area, the intent of this effort is to address permit issues before they become a problem by establishing uniform submittal standards for solar photovoltaic installations.

A representative from American Solar Electric gave an overview presentation addressing the design and installation of PV systems. It was noted that Arizona is a leader in solar energy and that there was a growth in home installations. There is a state income tax credit for solar installations and that there are both economic and environmental benefits to solar energy.

Tom Ewers asked whether a standard was needed for submittals.

Anthony Floyd indicated that three separate PV submittals in Scottsdale had three different sets of requirements due to separate plan reviewers and a lack of a standard. He added that such inconsistencies could be magnified across the valley when PV incentives come into play. Hence the need to address it through MAG before it becomes a valley wide issue.

Bob Lee said that he agreed and that there was a need for consistent enforcement. John Guenther added that it provides a guideline, but that details are needed as well.

Dave Potter said that Scottsdale's concern was with the electrical hookup and the safety of the utility workers.

Crystal Pearl expressed a concern that whatever is done complies with planning and zoning requirements.

Anthony Floyd said that he would revise the standard and bring brought back to the next meeting of the MAG Building Codes Committee for action.

11. Update from the Building Inspectors and Plans Examiners Forum

All member agencies were encouraged to send a representative to serve on the Building Inspectors and Plans Examiners Forum. It was noted that the Forum was working on several items, including, state boiler inspector requirements and ventilation standards.

12. Legislative Issues

It was noted that the Fire Marshals opposed SB 2628, which calls for the establishment of additional state codes that local jurisdictions would be required to enforce. Bob Lee reported that at 9 a.m. Friday morning, March 22, 2002 that there would be a hearing on this bill.

13. Plumbing Code Commission

No status report on the Plumbing Code Commission was provided.

14. Updated MAG Building Codes Committee Membership

Harry Wolfe asked that if there were any changes on the MAG Building Codes Committee membership roster that he be notified at (602) 254-6300 or via e-mail at hwolfe@mag.maricopa.gov.

15. Topics for Future Agendas

Potential topics for the next meeting were discussed. These included: the fact that detectable warnings as an accessibility requirement by AZDAG is not optional and should be examined; discussion of back flow devices on potable water; and a standard for Solar Voltaic Installations.

The meeting adjourned at 3:53 p.m.